

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON AUGUST 5, 2009 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Roll Call - Council Members: Mayor Byron Anderson, Council Members Brent Marshall, Tom Tripp, Todd Castagno and Paul Rupp were present. Councilmen Mike Johnson was excused.

Appointed Officers and Employees Present: City Attorney Ron Elton and Building Official Mike Haycock.

Citizens and Guests Present: Missy Thompson, Colleen Brunson, Kary Yates, Cindy Yates, Ed Burrola, Elaine Burrola, Stephen Burgess, Mike Ross, Jan Ross, Joe Cange, Aaron Mueller and Jeannine Butler.

PUBLIC HEARINGS:

- a. **General Plan amendment for 8.6 acres located at approximately 600 West Clark Street, from a Medium Density Residential land use category (up to 3 dwellings per acre) to a Commercial/Higher Density Residential land use category (up to 15 dwellings per acre), in order to develop higher density residential uses (Reeve and Associates Application).**

The applicant and several neighbors to the proposed development were not present when the meeting started and Mayor Anderson indicated that he would take comments on this item later in the meeting.

- b. **General Plan amendment for 200 acres located south of Nygreen Street in the southeast area of the City, from a Rural Residential – 1 designation to a Low Density Residential designation (up to 2 dwellings per acre) for the purpose of a residential development (Grantsville Estates, LLC - Joe Cange Applicant).**

Mayor Anderson opened the public hearing on this item at 7:06 p.m. No comments were offered and the Mayor closed the public hearing at 7:07 p.m.

- c. **Rezoning of 200 acres located south of Nygreen Street in southeast area of the City, from an RR-5 zoning designation to an R-1-21 zoning designation for 120.64 acres and an RR-1 zoning designation for 80 acres, for the purpose of a residential development (Grantsville Estates, LLC - Joe Cange Applicant).**

Mayor Anderson opened the public hearing on this item at 7:07 p.m. No comments were offered and the Mayor closed the public hearing at 7:07 p.m.

AGENDA:

1. Summary Action Items

- a. Approval of Minutes of the July 15, 2009 City Council Meeting.
- b. Approval of Business Licenses: Grantsville Dance Company, Mia Bella Formalwear LLC and Cool Breeze.
- c. Approval of Bills dated August 4, 2009 in the sum of \$164,131.82.
- d. Personnel Matters (none).

Motion: Councilman Marshall made a motion to approve the summary action items. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARINGS CONTINUED:

- a. **General Plan amendment for 8.6 acres located at approximately 600 West Clark Street, from a Medium Density Residential land use category (up to 3 dwellings per acre) to a Commercial/Higher Density Residential land use category (up to 15 dwellings per acre), in order to develop higher density residential uses (Reeve and Associates Application).**

Mayor Anderson called for public comments on this item at 7:20 p.m.

Mike Ross, a resident of 28 North Meadow Lark Lane, Grantsville, Utah addressed the council and represented several other property owners in the area. He indicated that the current developer had contacted most of his neighbors and had presented their amended plan for the development. He indicated his appreciation for the contact and that the developer had taken input from the neighbors. He stated that if the developer proceeds in the manner that is proposed, they would not be opposed to the general plan amendment.

Ed Burrola stated that he lived several blocks away from the proposed development, but was concerned about the unfinished house on the lot just north of the proposed development and the poor condition of entryway north of Clark Street.

Aaron Mueller, representing the developer Reeve and Associates was present and indicated he would work with the City to mitigate problems in the area.

2. Consideration of accepting Cherry Grove Subdivision park property to extend Apple Street.

Kary L. Yates of Ridgewood Development L.L.C. was present. He indicated that he was responding to the City's inquires about using Lot 117 in the Cherry Grove Subdivision Phase One to extend West Street into the Cherry Grove Subdivision. Mr. Yates indicated that he was willing to pursue the City's request, but asked to be released from the bond required for completion of the park, that his Company be released from any park area obligation in the Cherry Grove Subdivision, that the Homeowner's Association be relieved of any responsibility for the Park (excepting the drainage basin) and that the City allow him to keep part of the park property south of the proposed Apple Street for a residential lot. Mr. Yates indicated that he would need to obtain permission from the Homeowner's Association in order to convey a portion of the lot to the City for a road.

Brent Marshall stated his opinion that the City should consider the proposal to extend Apple Street from a public safety standpoint, favoring additional means of ingress and egress for emergency vehicles and emergency situations.

Paul Rupp asked if the extension of Apple Street was really necessary.

Motion: Tom Tripp moved to table this item until such time as Mr. Yates gets the approval of the residents and Homeowner's Association to convey this property to the City. The motion was seconded by Paul Rupp. All voted in favor and the motion carried.

3. Consideration of awarding bid for engineering services – street rebuild and repair projects.

Mayor Anderson indicated that the City had received four proposals for engineering services. He stated that Joel Kertamus (Public Works Director) had reviewed the proposals with him and had reported that each company had comparable qualifications and that he suggested the City award the contract to the low bidder which was Bingham Engineering.

The bids were as follows: Ensign \$36,500.00, Bingham \$21,505.00, Aqua \$42,591.00 and Ward \$38,000.00

Mayor Anderson also stated that Bingham Engineering had recommended additional work which consisted of (Task 1-A) Geotechnical Investigation and Pavement Analysis for \$5,065.00 and Quality Control & Quality Assurance (Task 4A) for \$8,995.00. Mayor Anderson reported that Joel Kertamus had stated that it may be beneficial for the City to accept this additional work in order to get quality work.

Motion: Tom Tripp moved to accept the bid of Bingham Engineering for \$21,505.00 and to also approve the additional scope of work recommended by Bingham, Tasks 1-A and 4A for an additional 14,020.00.

4. Consideration of awarding bid for Information Technology Services.

Mayor Anderson indicated that Tooele County was reevaluating its earlier decision to discontinue information technology services to Grantville and suggested that this matter be considered at a later date.

5. Consideration of Resolution No. 2009-18, adopting a new Family and Medical Leave Act policy.

Ron Elton indicated that the new policy was in response to new federal law and regulations.

Motion: Tom Tripp moved to approve Resolution 2009-18, adopting a new Family and Medical Leave Act Policy for Grantsville City and its employees. The motion was seconded by Brent Marshall. All voted in favor and the motion carried.

6. Council Information and Updates.

Mayor Anderson stated that staff is working on an agreement with Tooele County and the Deseret Peak Service District to provide sewer service to the Service District. He recommended that the agreement be considered at the same time as the revision to the water agreement for the Deseret Peak Complex since they are interrelated.

Brent Marshall indicated that the Grantsville City Fire Department Emergency Responders were responding to an average of one call every other day and that there are times when the ambulance and EMTs are not available.

Tom Tripp reported that when the power pole was clipped last week east of City Hall that the police department was not able to use their new FATPOT software. He indicated that a local magnesium company may be willing to donate temporary backup equipment to the City. Mr. Tripp also indicated that the Mosquito Abatement District will be conducting their truth in taxation public hearing next week on their proposed tax increase.

Todd Castagno commended Wal Mart and the Wal Mart Distribution Center for their generous donations to local projects. He also stated that Energy Solutions may be willing to replace all of the library books that were damaged in the recent fire at the Grantsville Elementary School.

7. Adjourn.

Motion: Councilman Marshall made a motion to adjourn. Councilman Rupp seconded the motion. The meeting officially adjourned at 8:10 p.m.

Rachel Wright
City Recorder

C. Byron Anderson
Mayor